

Nu Chapter of Sigma Nu, Inc.  
Sigma Nu Fraternity  
1501 Sigma Nu Place  
Lawrence, Kansas 66044



September 15, 2017

Re: Site Plan Application No. **SP-17-00192**  
By: Lantz 1505, LLC  
Description: Lot 2 of Sigma Nu Addition No. 2  
Address: 1505 Sigma Nu Place, Lawrence, Kansas  
[sday@lawrenceks.org](mailto:sday@lawrenceks.org) [smccullough@lawrenceks.org](mailto:smccullough@lawrenceks.org)>

City of Lawrence  
Attn: Sandra Day, Scott McCullough- Planning and Development  
6 E 6th St, Lawrence, KS 66044  
Lawrence, KS

Dear Sir and Madam,

Proposed.

Erection of two fraternal living houses adjacent to Sigma Nu Fraternity

General.

We write to you in our capacity as owners of Sigma Nu Fraternity (Sigma Nu) at 1501 Sigma Nu Place and adjacent land commonly known as 0 Sigma Nu Place. Sigma Nu at one time was the fee title owner to the property in question.

Concern.

We wish to notify the Planning Commission that there is significant concern regarding the nature and positioning of the water run-off and drainage configuration from the proposed site plan and recent addition of parking spaces. While we appreciate the applicants' desire to add more parking spaces, we are concerned the City has waived the Best Management Practices (BMP's) for storm water management. The recently revised plans only show a very basic rip-rap flume that would do little to filter, slow, or direct the storm run-off from the proposed development, resulting in increased flows at certain points off property.

Recommendation.

Sigma Nu recommends BMP's for this site be followed, including the improvement to control storm run-off from this property before it reaches the adjacent properties.

Respectfully,  
Nu Chapter of Sigma Nu, Inc.

✓ TO: Lawrence City Commission  
FROM: Bill Mitchell, 1201 Emery Road, 66044, 843-1378  
SUBJ: SP-17-00192 parking  
DATE: 28 August 2017

As you know, the West Hills Homes Association has appealed the Administrative Determination for this site plan because of the neighbors' concerns regarding the inadequacy of on-site parking. Having been one of those neighbors for over 50 years, I have some feelings and some ideas on the subject.

The feelings are explained in part and graphically illustrated by the photographs accompanying the Association's letter of appeal. We (my wife and I) are close neighbors to 14 Greek houses (soon to be 16) so are acutely aware of our Greek neighbors' need for parking (because our public streets accommodate their (substantial) overflow). Mr. McCullough's report (p.4) acknowledges (but *disregards*) the long-standing fact that residents have called attention to this insufficiency of parking. His Table 4 (although showing only 8 Greek houses) provides a numerical basis for this painful fact.

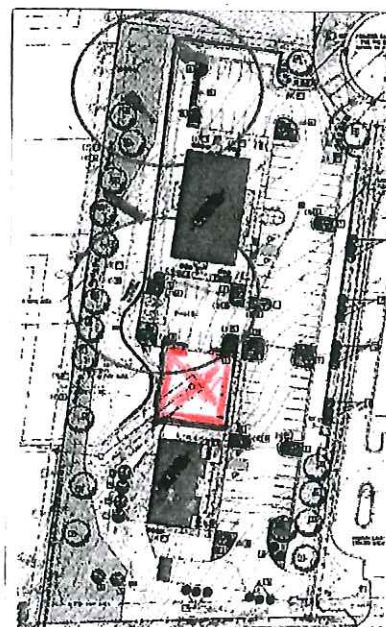
The finding (p.3) that the new development complies (+4) with Code requirements is hard to argue with – but so is the fact of the existing insufficiency of on-site parking. Which brings me to an idea. When some of us neighbors attended an on-site meeting with Mr. Lantz last summer he expressed what seemed to be a genuine interest in being a good neighbor. Well, one of my neighbors pointed out to me that the site plan (Figure 3) shows a parking lot south of the north building but just a large vacant space with a similar gradient north of the south building. We figured that if the lot south of the north building were to be extended further south it would create some (perhaps 10?) additional spaces.. Although that would not relieve the general neighborhood overflow, it would, at least, provide some space for cooks, housemothers, etc. and would certainly give tangible evidence of Mr. Lantz's good neighborliness. I am copying this letter to both Planning and Mr. Lantz in hopes that...

I'm also appending this plea to both the Commissioners and the Planners that you give some consideration to the welfare of established neighborhoods. New development (in general, not just Greek) is fine but if it comes at an unbearable cost to the old, the town suffers an irretrievable loss.

Thank you (CC, Planning, Mr. Lantz) for your consideration (and, I hope, action).

P.S. One more thing the City must do is make traffic counts today (pre-construction) on Emery, Cambridge, Oxford, High, WH Pkwy, WH Terr, maybe Sunset & West Campus so that the effect of the new construction on neighborhood traffic can be gauged.

✓ cc: West Hills Homes Association  
Planning Department  
Roger Lantz, Greek Housing USA, 2028 S. Celebration,  
Springfield, MO 65809



**Figure 3: Off-Site parking across from detached residential lots**

September 6, 2017

Lawrence City Commission  
City Hall  
PO Box 708

Lawrence, KS 66044

Re: parking at SP-17-00192 [Lot 2, Sigma Nu Addition No. 2]

Dear City Commissioners:

I am writing as the owner of the only single family residence on High Drive, just down the street from the two new fraternities on Sigma Nu and nine existing Greek houses. The reason for this letter is to ask for more on-site parking at the proposed new fraternity houses.

Our neighborhood streets are already over-crowded with parking from existing Greek houses and the KU campus. The zoning code requires only .75 spaces/occupant at Multi Residential Greek developments. However, every student in these houses drives a car and daily staff and visitors need places to park, too. Without enough parking in the houses' own lots, undue burden is placed on our neighborhood streets. Already, street parking bursts past "no parking" signs and congests traffic. One particular neighbor on Oxford Road is frequently blocked in by cars parked across the entrance to their driveway.

It seems that going forward, new Greek houses should be asked to provide more parking than the antiquated code requires. In studying this development's site plan, there appears to be room for more off-street parking. Please consider the actual number of vehicles added to the immediate area by this development and their effect on our established neighborhood's streets when adequate space is not provided for them.

Thank you.

Sincerely,



Regina Kraus  
1601 High Drive, 66044  
(785) 424-5740

*reginamichele@yahoo.com*

✓ TO: Lawrence City Commission

FROM: Bill Mitchell, 1201 Emery Road, Lawrence, Kansas 66044, 843-1378

SUBJ: SP-17-00192 parking (again)

DATE: 10 September 2017

Having met with the representative of Roger Lantz and heard his proposal for increasing the on-site parking for the new Greek houses, I must emend my earlier (28Aug17) letter to you. In it I expressed an idea for increasing parking on-site but Mr. Lantz has, I believe, a better idea than mine: he has found an additional 10 spaces chiefly by eliminating some landscape islands and moving their trees to other spots. Although he had not yet produced the finished drawings, he had gotten oral approval of the plan from the Planning staff and was hoping for approval from the appellant West Hills Homes Association. I cannot speak for the Association but it seems to me a very good idea indeed.

Matt Gough, his representative, said that they planned to put both the original site plan and this modified site plan with 10 additional parking spaces before the Commission and let you pick one. I urge your support of the modified plan as described by him.

Now, I know this will not alleviate all west-of-campus parking problems (and we – City and neighbors – must continue to work on that) but it certainly seems to be a good faith effort on Mr. Lantz's part to be a good neighbor.

Cc: West Hills Homes Association (C. Jones, D. Kim)